

LEGEND

- ▲ SET RB/CAP STAMPED SUMMIT ENG 435-654-9229
- ⊗ FOUND REBAR AND CAP
- SET SPIKE ON PROPERTY LINE
- ⊙ SET TEMPORARY SPIKE WITH LATH ON BOUNDARY LINE

SURVEYOR'S CERTIFICATE

- CLINTON S. PEATROSS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 155666) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF ROBERT MACKAY.
- THE LAND SURVEYED LIES WITHIN SECTION 26, TOWNSHIP 02 SOUTH, RANGE 09 WEST, UTAH SPECIAL BASE AND MERIDIAN, DUCHESE COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING MAY 2015.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.
- THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

BOUNDARY DESCRIPTION

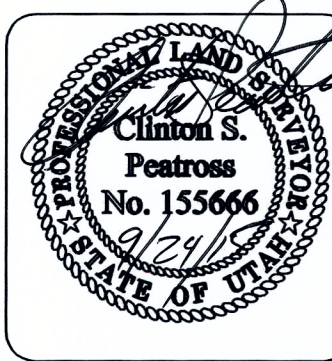
ALL OF LOT 299 BANDANNA RANCH CHUCKWAGON PHASE, PER RECORDED PLAT FILED AS ENTRY 207717 IN THE DUCHESE COUNTY RECORDS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS PER THE ORIGINAL PLAT, TAKEN FROM THE FOUND CORNERS OF LOTS 299 & 297 AS SHOWN HEREON

SURVEY NARRATIVE

PERFORMED A SURVEY AT THE REQUEST OF ROBERT MACKAY TO SET FRONT CORNERS OF HIS LOT. ALSO PUT MARKERS ALONG BOTH SIDES OF LOT AS SHOWN HEREON



CLINTON S. PEATROSS  
PROFESSIONAL LAND SURVEYOR

MAY 2015  
DATE

GENERAL NOTES

- THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
- IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.
- IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INDEED, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM AS TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.
- THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE; FURTHERMORE, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.
- THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVED SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

CLINTON PEATROSS

County Surveyor File # 3220

PROJECT  
L15-070  
SHEET  
ONE

PREPARED FOR  
**ROBERT MACKAY**  
PROJECT  
LOT 299 BANDANNA RANCH CHUCKWAGON PHASE

RECORD OF SURVEY

LOCATED IN THE SOUTHEAST 1/4  
OF SECTION 26, TOWNSHIP 02  
SOUTH, RANGE 09 WEST, UTAH  
SPECIAL BASE & MERIDIAN  
DUCHESE COUNTY, UTAH

DRAWN BY:  
DMK  
REVIEWED BY:  
MPJ  
SCALE:  
1" = 100'  
ISSUE DATE  
09/18/2015

Summit Engineering Group Inc.  
Structural • Civil • Surveying  
55 WEST CENTER P.O. BOX 176  
HEBER CITY, UTAH 84032  
P: 435-654-9229 F: 435-654-9231

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IT IS A VIOLATION OF LAW FOR ANY PERSON  
UNLESS ACTING UNDER THE DIRECTION OF THE  
PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM  
ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE  
WHO ALTERS THIS DOCUMENT IS REGARDED BY LAW  
TO HAVE THEIR SEAL AND THE NOTATION "ALTERED  
BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC  
DESCRIPTION OF THE ALTERATIONS.